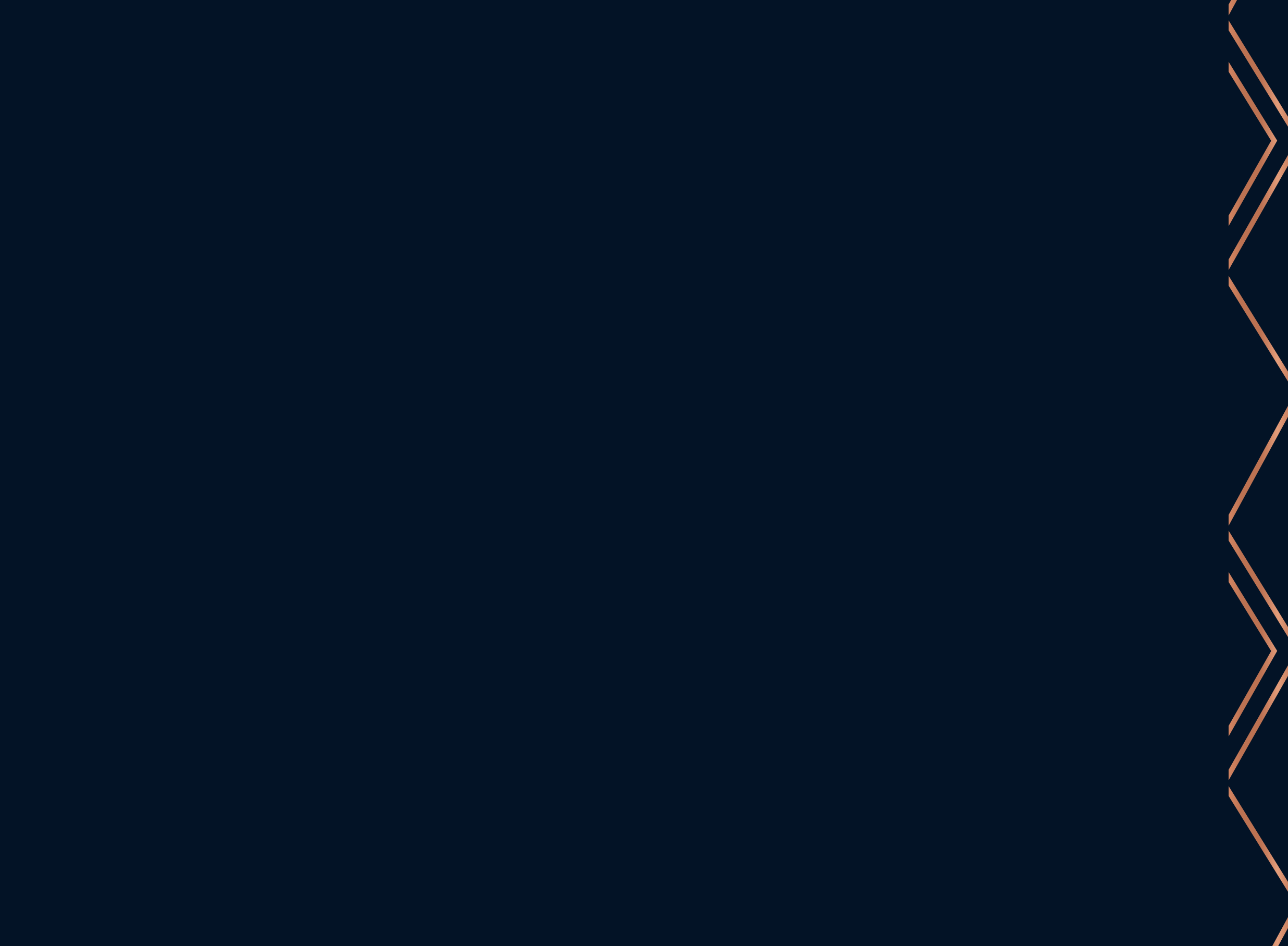




THE MOORWELL



1 AND 2 BEDROOM APARTMENTS & DUPLEXES



The Moorwell takes inspiration from its Art Deco era façade, in the centre of the thriving seafront town of Penarth.

Built in the 1920s, the Art Deco building has been a recognisable Penarth landmark ever since and a key feature of the town.

Our development is a modern build, keeping the Art Deco character of the original building and incorporating the theme subtly throughout the design. Internally, the apartments and duplexes will provide luxurious, yet practical layouts with personal and communal outside space.



PENARTH



Penarth is the the wealthiest seaside resort in the Cardiff Urban Area, and the second largest town in the Vale of Glamorgan.

Penarth's Victorian and Edwardian founders created an elegant resort with fine public buildings and ornate houses. It was a highly popular holiday destination, promoted nationally as "The Garden by the Sea".

Its restored Art Deco Pier, complete with art gallery, café and cinema is a popular spot for a stroll and a bite to eat at one of the restaurants along the front, which include the highly regarded James Sommerin. Penarth also boasts a number of picturesque parks that link the traditional seafront to the independent shops and cafes.

It is just a stone's throw away from Cardiff Bay and three miles from Cardiff city centre. You can take a water taxi from Penarth Marina to the bay, or walk or cycle across the Barrage which forms part of the Wales Coast Path.

A HISTORY OF THE BUILDING



The original building was built by Stanley Sadler; the designer, builder and owner from its conception in the 1920s

As the proprietors of Sadler Bros Ltd, Stanley worked with his brother, E. Aubrey Sadler, running a successful business from the premises throughout the 1930s.

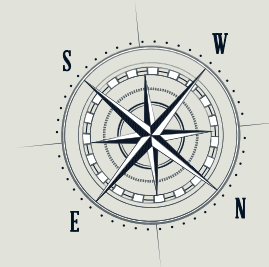
During the Second World War, the building was used as an auxiliary workshop. Initially only a single level, the second storey was added during this period before ownership changed hands and it became Moorwell Motors in the early 1950s.

With nearly 100 years of history to consider and such a distinct architectural style, we have incorporated this into our vision for the new development, naming the homes after these integral characters.

Our aim is to restore beauty to what has been left unloved in recent years, allowing residents and locals to enjoy it once more.



SITE PLAN



FIRST FLOOR



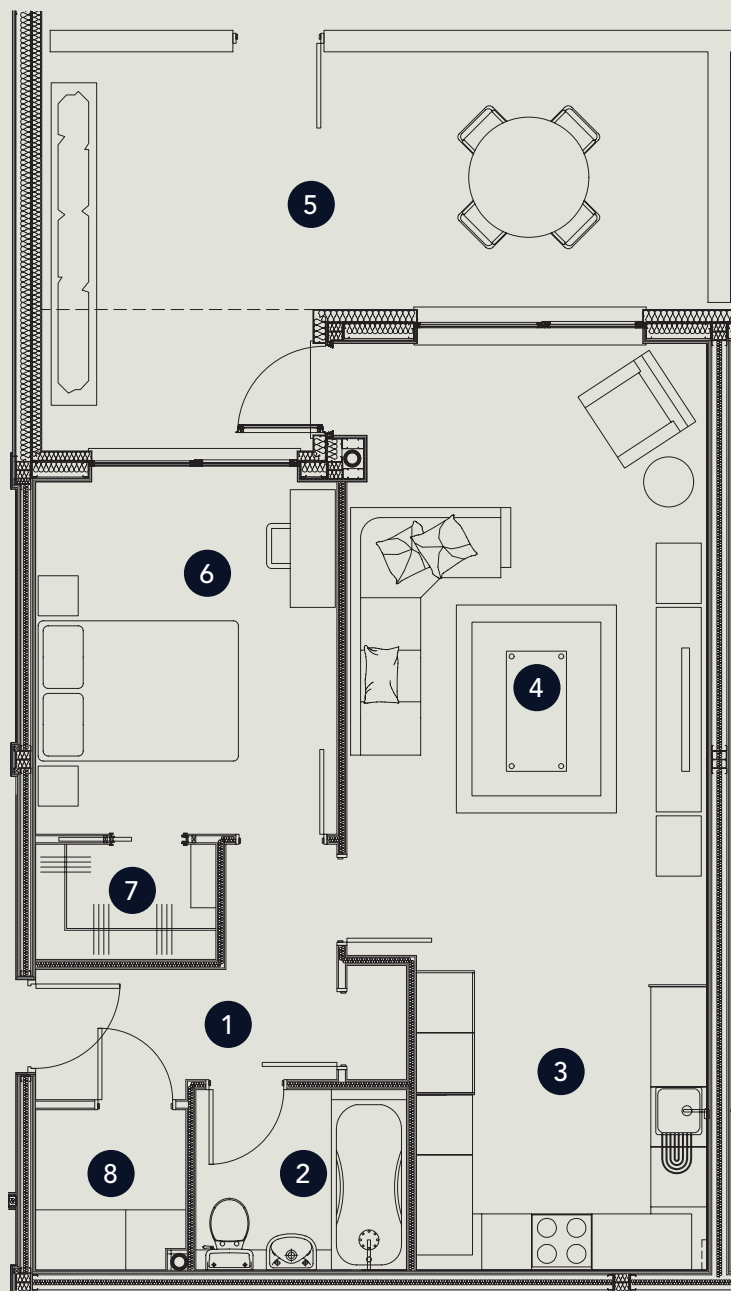
SECOND FLOOR



TOP FLOOR







THE FOULKES

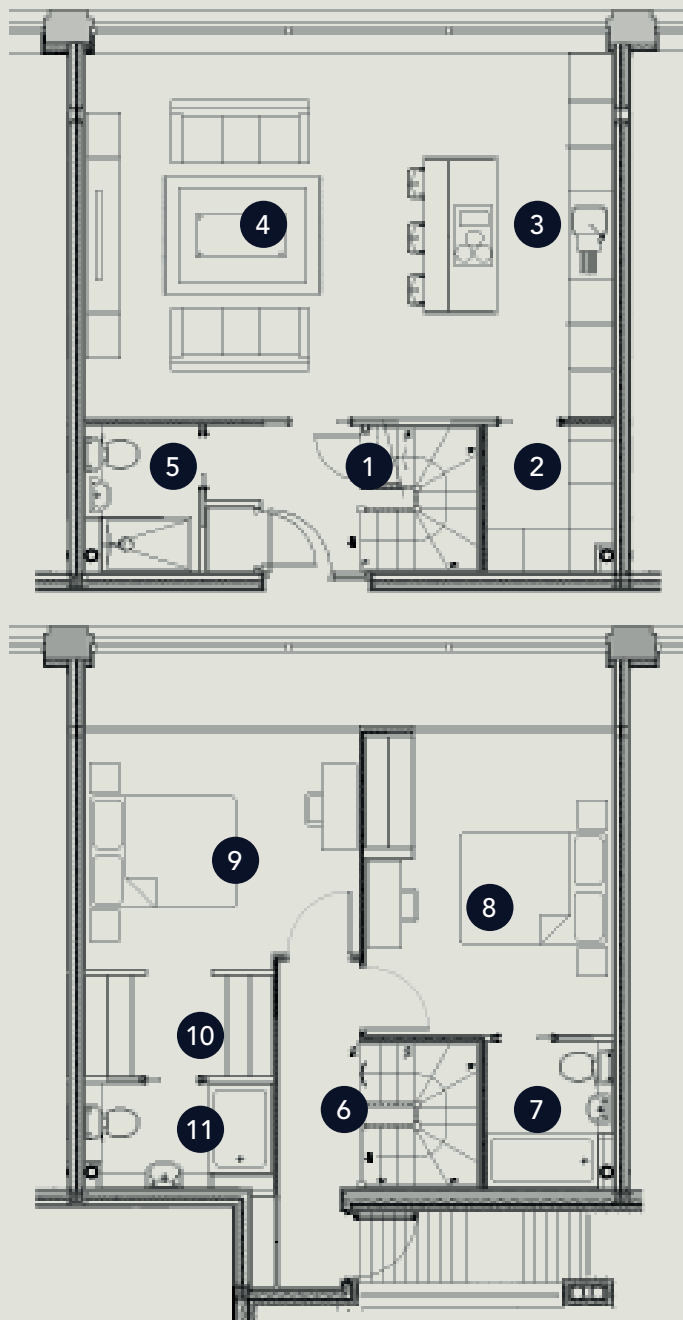
APARTMENTS 1, 5, 8 & 9

1 bedroom apartment with terrace/balcony over-looking the private courtyard.

DIMENSIONS	FT/INCHES		METRES	
	W	L	W	L
1. Hall	9.9	4.3	3.0	1.3
2. Bathroom	6.9	5.9	2.1	1.8
3. Kitchen	9.5	10.3	2.9	3.1
4. Living/Dining	11.8	20.1	3.6	6.1
5. Terrace	21.8	13.1	6.7	4.0
6. Bedroom	9.9	11.5	3.0	3.5
7. Dressing Room	5.9	3.8	1.8	1.2
8. Utility Room	4.9	5.2	1.5	1.6

Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.





THE AUBREY

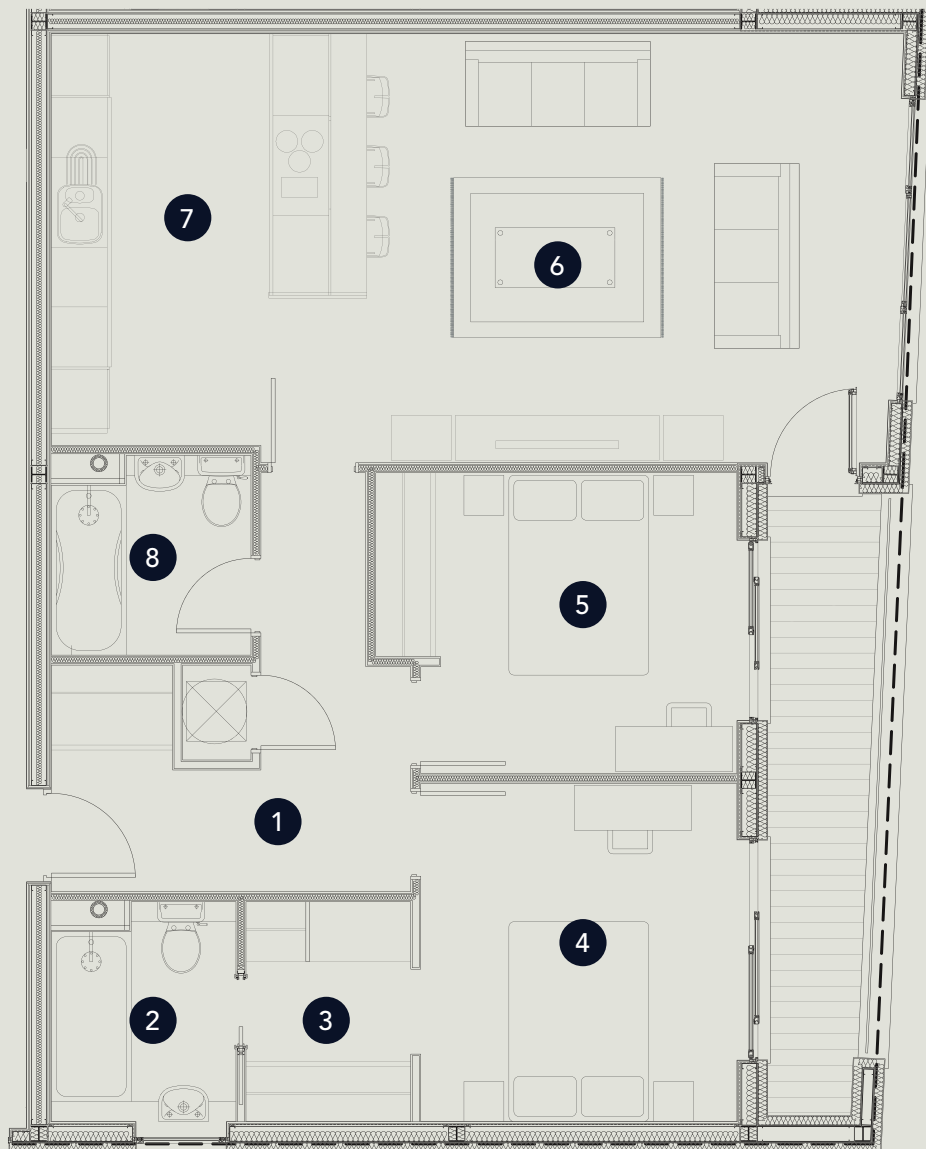
APARTMENTS 2, 3 & 4

An open and airy 2 bedroom duplex apartment with double height windows.

DIMENSIONS	FT/INCHES		METRES	
	W	L	W	L
1. Hall	6.5	7.0	2.0	2.1
2. Utility Room	6.5	5.4	2.0	1.6
3. Kitchen	16.9	8.3	5.2	2.5
4. Living/Dining	16.9	15.0	5.2	4.6
5. Bathroom	6.5	5.0	2.0	1.5
6. Landing	10.1	3.6	3.1	1.1
7. En-Suite	6.5	4.6	2.0	1.4
8. Bedroom 2	13.4	10.1	4.1	3.1
9. Bedroom 1	10.5	12.1	3.2	3.7
10. Dressing Area	4.4	8.3	1.4	2.5
11. En-Suite	4.7	7.6	1.4	2.3

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THE STANLEY

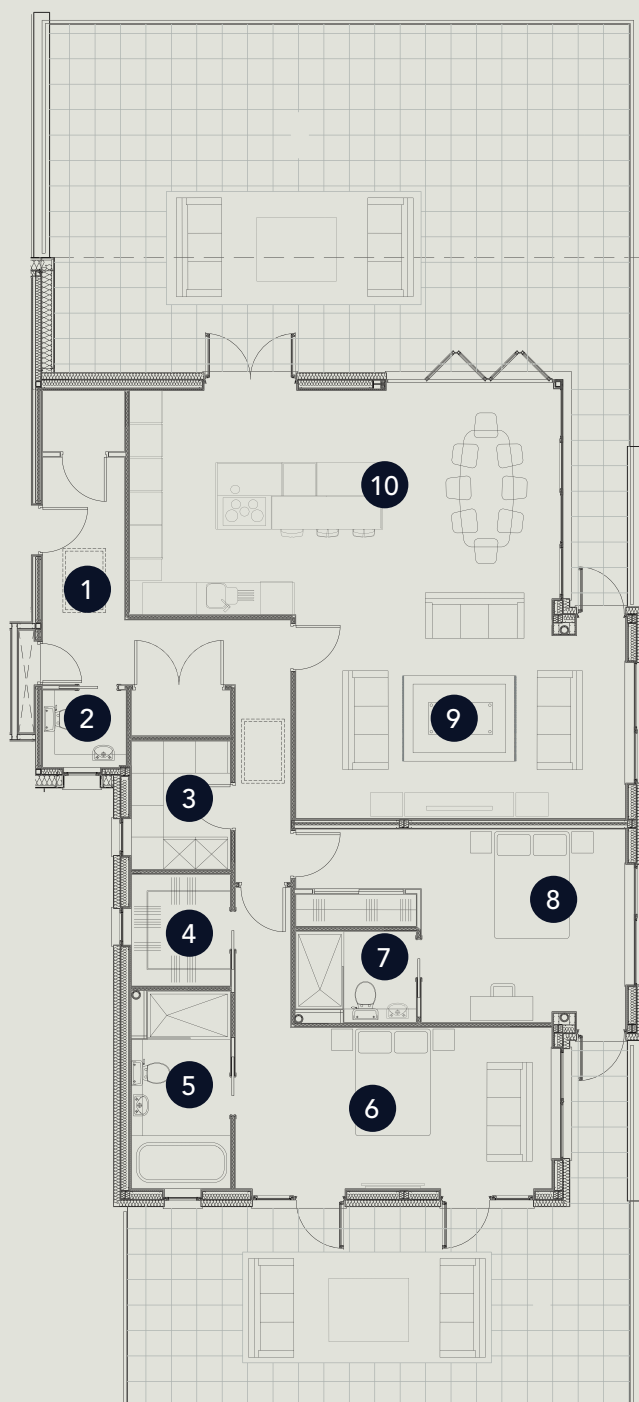
APARTMENTS 6,7,10 & 11

A stylish 2 bedroom apartment with large balcony.

DIMENSIONS	FT/INCHES		METRES	
	W	L	W	L
1. Hall	11.8	4.7	3.6	1.4
2. En Suite	6.1	7.2	1.9	2.2
3. Dressing Room	5.4	7.2	1.7	2.2
4. Bedroom 1	10.4	11.1	3.2	3.4
5. Bedroom 2	11.9	9.9	3.6	3.0
6. Living/Dining	17.7	14.1	5.4	4.3
7. Kitchen	7.2	13.5	2.2	4.1
8. Bathroom	6.6	6.6	2.0	2.0

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THE SADLER

APARTMENT 12

Modern living at its best. The Penthouse has bi-fold doors, full height glazing and fantastic terraces.

DIMENSIONS	FT/INCHES		METRES	
	W	L	W	L
1. Hall	7.0	15.2	2.1	4.6
2. WC/Cloaks	4.8	5.1	1.4	1.6
3. Utility	7.9	6.1	2.4	1.8
4. Dressing	6.9	6.1	2.1	1.8
5. En-Suite	12.2	6.1	3.7	1.8
6. Bedroom 1	9.9	19.4	3.0	5.9
7. En-Suite	5.6	7.4	1.7	2.3
8. Bedroom 2	11.9	12.6	3.6	3.8
9. Lounge	12.5	20.3	3.8	6.2
10. Kitchen/Dining	13.8	15.6	4.2	4.7

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SPECIFICATIONS

GENERAL

- Secure underground parking
- 10 year new home warranty
- Balcony/terrace to all apartments
**except Apt 2*
- Internal communal courtyard
- Anthracite double glazed windows
- Composite decked balconies
- LVT oak herringbone floors to living areas and hallways
- Communal Halls have Art Deco inspired LVT flooring
- Communal Lift
- Sprinkler system throughout

- Bespoke Interior Design Consultation
 - Available on Request

KITCHENS

- Individually designed modern grey kitchens **other colours available*
- White Quartz worktops **upgrade packages available*
- Stainless steel undermount sinks
- Fully integrated Caple appliances **upgrades available*
- Fridge /Freezer
- Dishwasher

- Induction hobs

- In ceiling extractor **excl. The Foulkes*

BATHROOMS

- Wall and floor tiles by Porcelanosa.
- Contemporary sanitary ware with chrome fittings
- Heated chrome towel rail

HEATING & LAUNDRY

- Utility rooms throughout with plumbing for washing machine and space for drier. **excl. The Stanley*
- Electric heating

INTERIOR DECORATION

- Light grey painted finish to walls with white ceilings
- Oak finished internal doors
- Moulded skirting
- Dressing areas to all master bedrooms
**fitted wardrobes not included, upgrades available*

ELECTRICAL

- Satellite points to living room and bedrooms for wall mounted TVs
- Brushed Stainless LED spotlights to hall and living room
- Brushed stainless steel switches and

(*Upgrades only available with off plan purchases before July 15th)

These particulars were prepared from preliminary plans and specifications before the completion of the properties. These particulars, together with any images that they contain, are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.



For more details and to book your appointment to view these exclusive residences,
please contact us at:

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02920 368 940

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PROJECT THREE
DEVELOPMENTS

We bring great design, quality products and creative ideas together to transform unloved buildings into exciting new spaces to live, work and socialise in.

We are a team of property professionals who share decades of experience in property development and investment across residential and commercial units.

